Horsham District Council

Mr Oguzhan Denizer
3 Bowness Close
Ifield
Crawley
West Sussex
RH11 0SN

Application Number: DC/25/1209

TOWN & COUNTRY PLANNING ACT, 1990 (as amended)
TOWN & COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: Mr Oguzhan Denizer

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby REFUSE to permit the works specified hereunder, that is to say:

**Use of land for the stationing of 3 static caravans for residential purposes along with utility building, the formation of hardstanding and associated landscaping.**

**Land North of Stonepit Lane, Henfield, West Sussex, BN5 9QT**

as shown on Plan and Application Number DC/25/1209 submitted to the Council on 23/07/2025. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The development, through the introduction of three residential pitches and associated structures, parking / turning areas/ internal access road, and related domestic activity, would result in an unacceptable adverse visual and landscape impact that conflicts with the undeveloped and open character of the surrounding countryside landscape. This is further exacerbated by the need to cut into the sloped ground to enable the placement of the units, which would fail to conserve or enhance the natural environment. The development therefore results in unacceptable harm to the landscape character and appearance of the area, contrary to Policies 23, 25, 26 and 33 of the Horsham District Planning Framework (2015) and Paragraph 27 of the Planning Policy for Traveller Sites.

2 Insufficient information has been provided to demonstrate that the proposals would provide for satisfactory essential utility services to the site (foul and surface water drainage) which would afford environmental protection and avoid increasing flood-risk elsewhere, in conflict with Policies 23, 24 and 32, 33, 38, 39 of the Horsham District Planning Framework (2015) and Paragraph 182 of the National Planning Policy Framework (2024).

3 No s106 legal agreement has been completed to secure and monitor the proposed significant onsite Biodiversity Net Gain. Absent of the completed s106 legal agreement it has not been demonstrated that Biodiversity Net Gain is capable of being achieved and secured for 30 years as required by schedule 7A (Biodiversity Gain in England) of the Town and Country Planning Act 1990.

Schedule of plans/documents:

| Plan Type | Description | Drawing Number | Received Date |
|---|---|---|---|
| Section plan | | 300 | 22.01.2026 |
| Elevation & Floor plan | | 2503TH_102 | 22.01.2026 |
| Details plan | Tree Protection Fencing Plan | | 22.01.2026 |
| Supporting Statement | Arboricultural Report | TS/25/42 | 22.01.2026 |
| Block plan | | 2503TH_001 | 22.01.2026 |
| Elevation & Floor plan | | 2503TH_100 | 22.01.2026 |
| Elevation & Floor plan | | 2503TH_101 | 22.01.2026 |
| Layout plan | Baseline Habitats | NONE | 23.07.2025 |
| Location plan | | 2503TH_000 REV 000 | 22.01.2026 |
| Supporting Statement | Preliminary Ecological Appraisal | NONE | 23.07.2025 |
| Supporting Docs | | NONE | 23.07.2025 |
| Supporting Statement | Water neutrality report and water management plan | NONE | 23.07.2025 |
| Supporting Statement | Planning services | NONE | 23.07.2025 |
| Layout plan | Post-Intervention Habitats | NONE | 23.07.2025 |
| Supporting Statement | BNG metric | NONE | 23.07.2025 |

**Note To Applicant:**
Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.



Emma Parkes
Head of Development and Building Control

Date: 17/04/2026

**ADDITIONAL INFORMATION**

**Right of Appeals**
If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been

served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries.